$569,900 - 326 River Heights Crescent, Cochrane

MLS® #A2210457

$569,900
3 Bedroom, 3.00 Bathroom, 1,688 sqft
Residential on 0.07 Acres

River Song, Cochrane, Alberta

Welcome HOME to this beautifully designed 3 bedroom, 2 and a 1/2 bath OPEN CONCEPT Duplex that perfectly blends comfort, style, and privacy. Located in the quiet, sought after RIVERSONG neighbourhood, this gem boasts UNOBSTRUCTED MOUNTAIN VIEWS and NO BACK NEIGHBOURS giving you the ultimate sense of space and serenity.

Step inside to a BRIGHT AND AIRY LAYOUT, where NATURAL LIGHT pours in through LARGE WINDOWS, highlighting the seamless flow between the kitchen, dining, and living areas. The open concept design is perfect for both everyday living and entertaining, with modern finishes throughout and plenty of room to spread out.

Upstairs, youâ€™ll find three spacious bedrooms, including a TRANQUIL PRIMARY SUITE with a PRIVATE ENSUITE and WALK IN CLOSET WHERE YOU CAN WATCH THE NORTHERN LIGHTS with UNOBSTRUCTED VIEWS TO THE NORTH. The additional bedrooms offer flexibility for family, guests, or a home office setup. Finishing this level is the spacious family room with MOUNTAIN VIEWS, AND THE AMAZING SOUTH EXPOSURE WITH INCREDIBLE LIGHT. Finishing off this level is the main bathroom as well as convenient laundry area.

Enjoy PEACEFUL MORNINGS OR SUNSET EVENINGS from your BACKYARD OASIS,

and total privacy. With NO REAR NEIGHBOURS, itâ€™s like having your OWN PRIVATE ESCAPE just steps from home. Added features to this home are the AIR CONDITIONING, CULLIGAN OSMOSIS WATER SYSTEM, GAS FIREPLACE, GAS BBQ LINE, open concept basement waiting for your creative finishing and decorating ideas, PLUS a SINGLE ATTACHED GARAGE.

This is MOUNTAIN LIVING AT IT'S FINEST, close to schools, parks, shopping and so much more! Donâ€™t miss your chance to own this RARE FIND and make it your new HOME!

Built in 2015

Essential Information

MLS® #	A2210457
Price	$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,688
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	326 River Heights Crescent
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0J3

Amenities

Parking Spaces	2
Parking	Driveway, Garage Door Opener, Garage Faces Front, On Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings, Electric Oven, Water Purifier
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	BBQ gas line, Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Lawn, No Neighbours Behind, Private, Rectangular Lot, Views, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2025
Days on Market	21
Zoning	R-MX

Listing Details

Listing Office	Hope Street Real Estate Corp.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.